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QUITCLAIM DEED

WE, James J. Ross and Janet L. Ross, of Amherst, Hampshire County,
Massachusetts,

for consideration paid of less than ONE HUNDRED AND NO/100 (\$100.00)
DOLLARS grant to

22 Hedgerow Ln
James J. Ross of Amherst, Hampshire Co, Massachusetts
County, MA and

36 Taylor St
Janet L. Ross of Amherst, Hampshire Co, Massachusetts
County, MA, being unmarried, as *Tenants in Common*,

with Quitclaim Covenants,

That certain parcel of land, together with the buildings thereon, situated on the Northerly side
of Taylor Street, in Amherst, County of Hampshire, Massachusetts, more particularly bounded
and described as follows:

SEE ATTACHED EXHIBIT "A"

Meaning and intending to convey and hereby conveying the same premises conveyed to me us by
Deed of John I. Burgess dated January 12, 1998 and recorded with the Hampshire County
Registry of Deeds in Book 5283, Page 150.

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EXHIBIT A
LEGAL DESCRIPTION

That certain parcel of land, together with the buildings thereon, situated on the Northerly side of Taylor Street, in Amherst, County of Hampshire, Massachusetts, more particularly bounded and described as follows:


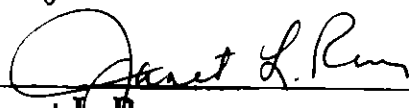
Beginning at an iron pin set in the Northerly aide of said Taylor Street at the Southwesterly corner of the premises herein conveyed and at the Southeasterly corner of land now or formerly of Charles E. Lehan et ux; thence running N. $21^{\circ} 39' 40''$ E. along land of said Lehan one hundred thirty-eight and forty-one hundredths (138.41) feet to an iron pin; thence running S. $64^{\circ} 40' 30''$ E. along land now or formerly of the Town of Amherst, a distance of one hundred fifteen and five tenths (115.5) feet to a stone bound; thence running S. $21^{\circ} 33' 20''$, W. along land now or formerly of Mary R. Smith one hundred thirty-one and thirty-eight hundredths (131.38) feet to an iron pin; thence running N. $68^{\circ} 10' 30''$ W. along said Taylor Street one hundred fifteen and five tenths (115.5) feet to the place of beginning. Containing 15,517 square feet of land, more or less.

See plan entitled "Land in Amherst, Mass., Belonging to Edmund E. Higgins et ux", dated June 23, 1962, Davis Engineering Co., Surveyor.

For title see deed recorded with said Deeds in Book 5283, Page 150.

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Witness our hands and seals this 23 day of March, 2001.

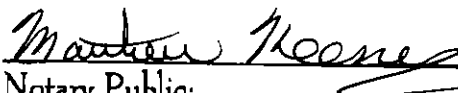

James J. Ross

Janet L. Ross

The Commonwealth of Massachusetts

Hampden, ss.

March 23, 2001

Then personally appeared the above-named James J. Ross and Janet L. Ross and acknowledged the foregoing instrument be their free act and deed, before me.


Notary Public:
My commission expires:
March 10 2006

ATTEST: HAMPSHIRE,  REGISTER
MARIANNE L. DONOUE